



Aug./Sept. 2005

The latest news from Seattle's Department of Planning and Development
(formerly the Department of Design, Construction and Land Use)

**Vol. 3
No. 8**

Focus on South Downtown Planning Begins *Get Involved at Open House*

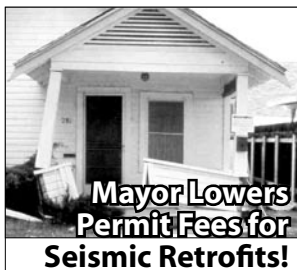
DPD has convened an advisory group of local residents, property owners and business people to discuss issues affecting south downtown, and to aid in diagnosing how those issues and conditions affect the desirability of the area as a place to live and work.

The Livable South Downtown project, a part of the Mayor's Center City Strategy, is a means to implement neighborhood plan recommendations and to develop fresh and innovative ideas for encouraging new investment in housing, jobs and services in Seattle's south downtown neighborhoods. In particular the effort will focus on Pioneer Square, the Chinatown/International District/Little Saigon neighborhood, and the stadium area and areas east and immediately south of Dearborn Avenue.

Participants have provided insights that have been helpful in identifying key issues and ideas for change, some of which will require further analysis. At recent meetings, the advisory group has discussed:

- neighborhood visions for South Downtown's future;
- issues and opportunities in each South Downtown neighborhood;
- mobility and urban design opportunities; and
- environmental sustainability.

see **south downtown** on page 11



Mayor Lowers Permit Fees for Seismic Retrofits!

The cut applies to voluntary retrofits that use the City's "prescriptive seismic plans"—which allow for quick permit approval and preclude the need to hire an engineer.

—details on page 14

Proposed ECA Code Available

The City of Seattle has embarked upon the first major update to its Environmentally Critical Areas (ECAs) Regulations and policies since they were first adopted in 1992. These regulations apply to development on and adjacent to Seattle's ECAs, which include areas important for fish and wildlife, riparian corridors (such as creeks), geologic hazard areas (such as landslide-prone, steep-slope and liquefaction-prone areas), flood-prone areas, and abandoned landfills.

Local governments are required by the Washington State Growth Management Act (GMA) to designate and protect ECAs by adopting policies and development regulations. The GMA requires

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Monthly Highlights

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www.seattle.gov/dpd



City Planning, a part of Seattle's Department of Planning and Development, is responsible for the following planning- and design-related activities:

- Area Planning
- CityDesign—the City's urban design function
- Comprehensive Planning
- Growth Management
- Land Use Policy
- Seattle Design Commission
- Seattle Planning Commission

"Working together to articulate, advocate and advance our community's vision for an exceptional and vibrant Seattle."

Proposal to Apply Street-Level Use Requirements to Second Avenue in Belltown

DPD has proposed adding Second Avenue to the streets on which street-level uses, such as retail, restaurants or human service uses, will be required. This addition supports the Belltown Neighborhood Plan, in which the community recognized the importance of pedestrian activity on neighborhood streets.

Additionally, in recognition of the transit service and other conditions in the area that allow customers to walk between neighborhood stores, an expansion of the parking waiver for the required street level uses is proposed. This will help promote businesses that better serve the neighborhood.

Specifically, the proposal includes the following changes to Chapter 23.49 of the Seattle Municipal Code (SMC):

- Adding Second Avenue between Cedar Street and Virginia Street to the streets along which certain street level uses are required.
- Increasing the parking waiver for retail sales and service uses under SMC 23.49.016 A.2.c from 7,500 square feet to 15,000 square feet for moderate transit areas of Belltown Urban Center Village.

Further, the Belltown Housing and Land Use Subcommittee of the Belltown Community Council is planning to sponsor its own Belltown streetscape study to assess pedestrian activity and interest along Third and Fourth Avenues.

For more information on DPD's proposed Land Use Code amendments, contact:

Mark Troxel, DPD Planner
(206)615-1739, mark.troxel@seattle.gov

eca update, *cont. from page 1*

the City to consider the "best available science" in developing updated codes and policies. It also requires cities to give special consideration to the habitat requirements of anadromous fish, such as salmon.

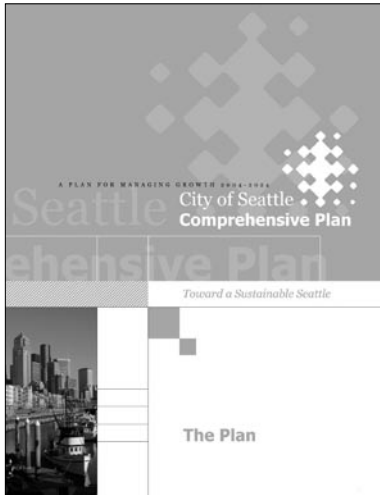
The Mayor's proposal for Seattle's update strengthens protection of critical areas and promotes the Mayor's objective of fostering a healthy community. Public input—from a January 2004 workshop, a February 2005 open house where DPD presented proposed changes, and the public comment period—was vital to developing the proposed code.

Submittal of the Mayor's recommendations to Council is scheduled for September 2005. Copies of the Mayor's recommended update and supporting documents are now available for public review at the DPD office, 20th floor, Seattle Municipal Tower, or online at www.seattle.gov/dpd/Planning/ECA.

For questions about the proposal contact:

Miles Mayhew, DPD Planner
(206) 615-1256, miles.mayhew@seattle.gov

Council Considering Annual Comprehensive Plan Amendments



Seattle's Comprehensive (Comp) Plan annual amendments cycle provides an opportunity for individuals, groups and City departments to propose amendments to address changing conditions and to reflect ongoing work or new information. In 2004, a thorough review updated the plan to incorporate

new assumptions about Seattle's anticipated growth over the period 2004-2024. On Aug. 10, Comprehensive Planning manager Tom Hauger briefed the City Council's Urban Development and Planning (UDP) Committee on the proposed changes for 2005.

Based on evaluations prepared by DPD staff, the Mayor is recommending that the City Council adopt the following amendments to the City's Comp Plan:

- Amend the Land Use Element to reflect previously proposed changes in development regulations for Commercial zones.
- Add goals and policies to the Downtown portion of the Neighborhood Planning Element to reflect proposed changes to the Downtown chapter of the Land Use Code.
- Add goals and policies for South Wallingford to the Neighborhood Planning Element.
- Expand the Rainier Beach Residential Urban Village boundary to include areas surrounding the Henderson Street Link Light Rail station.
- Amend the Urban Village Element to incorporate criteria from Council Resolution 29232 for evaluating urban village designations.
- Add language to discussion portions of the Transportation Element of the Comp Plan to clarify its relationship to the Transportation Strategic Plan, and to describe street types and street classifications.
- Amend the Environment Element to add new language regarding litter and graffiti.

- Amend Appendix A to the Urban Village Element to correct minor rounding errors.
- Amend Appendix B to the Urban Village Element to extend the goals for open space that serves employees to all six urban centers.

The Mayor recommends that the following proposed amendments be deferred for further study:

- Central Waterfront Plan amendments to shoreline policies – more specific amendments may emerge next year as DPD's central waterfront planning effort progresses.
- Northgate Urban Center boundary and regulatory changes to promote housing – DPD is currently studying the housing market in this area and will develop specific recommendations, possibly including amendments to the Comp Plan, in time for the 2006 annual amendment cycle.

The Mayor recommends not adopting the following amendments:

- Port of Seattle's North Bay Overlay – the Port's stated objectives and the City's enunciated policies regarding development at Terminal 91 can be achieved without amending the Comp Plan.
- Designation of the Dravus Street area of Interbay as a Hub Urban Village – the area does not meet the established housing and job density criteria established for urban villages.

For more information on the 2005 Comp Plan amendment process, contact:

Mark Troxel, DPD Planner
(206) 615-1739, compplan@seattle.gov

Next Steps

City Council has scheduled a public hearing on these proposed amendments for Sept. 7, 2005, at 5:30 p.m. in the Council Chambers, 600 Fourth Ave. The UDP committee will discuss these amendments at meetings on Sept. 14 and 28. Direct any comments to:

Councilmember Peter Steinbrueck
City Hall
601 Fifth Avenue, Floor 2
PO Box 34025
Seattle, WA 98124-4025

Seattle Design Commission Update

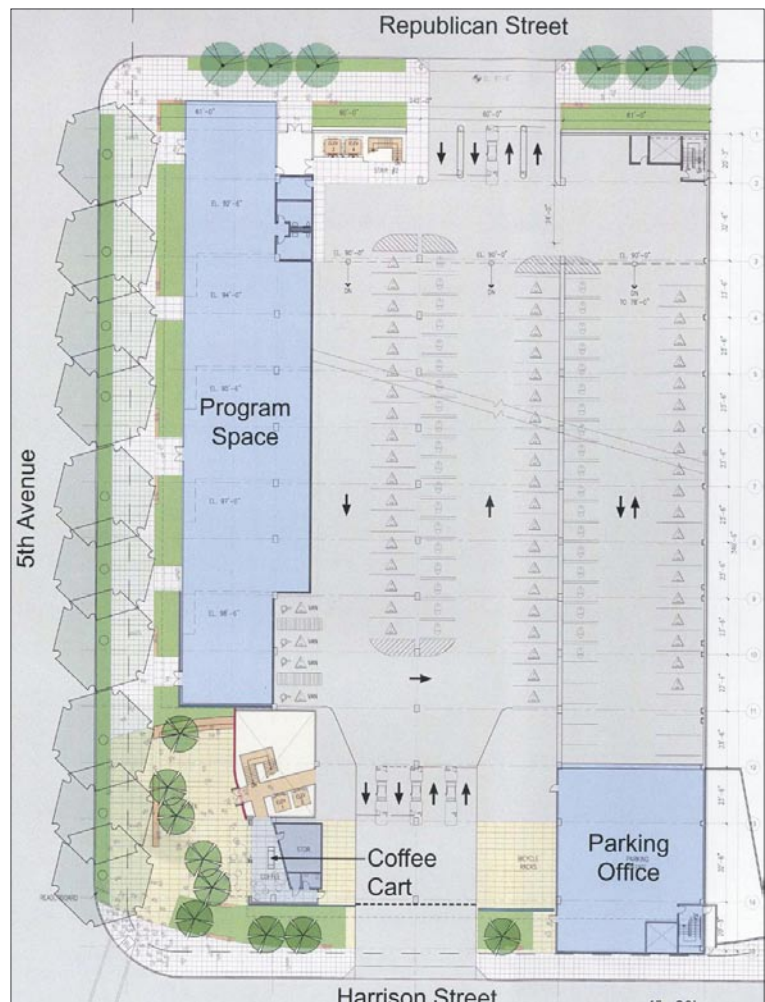


"Championing civic design excellence in Seattle's public realm"

The Seattle Design Commission has met regularly this summer. Highlights from the commission's July and August project reviews include:

- **Pier 62/63 and Waterfront Park Feasibility Study** – received the mid-process update on the three concept alternatives being considered for the piers, including the thorough research being conducted on fish habitat, and encouraged more focus on the human programmatic needs on the waterfront in the future. The commission is looking forward to seeing the final product from the study when it is completed.
- **Seattle Center Garage** – approved concept design and commended the high design quality of a new public garage and entry plaza at Seattle Center to replace the expansive surface parking at Lot 2 on the corner of Fifth Avenue North and Harrison Street. The project will be built in partnership with the Gates Foundation which has acquired the adjacent development sites with future plans to relocate its campus there.
- **Interurban Exchange** – approved follow up work on plaza and streetscape design at the request of the City Council, following the vacation of the alley on site to accommodate a new set of commercial buildings at the corner of Harrison and Thomas Streets in South Lake Union.
- **Four Seasons Hotel and Residence** – after two reviews, recommended that SDOT approve, with conditions, a comprehensive set of proposed street improvements to the existing Union Street end and public stair, and First Avenue in downtown Seattle.

- **Seattle Bicycle Trail Plan Briefing** – gave support to the City's Urban Trails System Plan. Strongly encouraged SDOT to fund the missing links in this comprehensive plan to complete it in a timely manner. The commission noted that the creation of a gracious and effective bicycling and pedestrian system in the city is crucial to making the city both livable and sustainable.



Seattle Center Garage – approved concept design

Events/Activities:

The commission has weighed in on some major projects now facing the city. In August, the commission sent two letters to City officials. One letter focused on design aspects of the Seattle Monorail Project and urged the City not to lose sight of design quality in the search for funding viable project alternatives to the proposed Green Line. A second letter reinforced the need for a comprehensive Central Waterfront Plan—a project that the commission has supported and actively reviewed over the last two years.

Other commission activities this summer outside of regularly scheduled meetings have included:

- participation on SDOT's Street Improvement Manual Advisory Group
- review of City Council's proposed set of project principles for the SR 520 Improvement Project and attendance at the SR 520 Technical Committee meeting
- participation at the City Council Transportation Committee sessions where the Safeco campus expansion was discussed to follow up on recent commission reviews of the project

Upcoming Projects:

Several projects are tentatively scheduled on commission agendas this fall, including:

- **Washington State Ferries Colman Dock Redevelopment** – Early design briefing
- **Alaskan Way Viaduct and Seawall Replacement** – Design briefing from the city/state management team.
- **Magnuson Park** – annual design update on a series of projects proposed or underway at the city's second largest park site.
- **Jefferson Park Landscape Plan** – concept designs for improving the open space and facilities, spurred by the reservoir-covering project on site.
- **300 Westlake Skybridge** – review of a proposed pedestrian skybridge to run across the existing alley to connect two new commercial buildings on a block in South Lake Union.

The commission has cancelled its Sept. 1 meeting, but will resume meetings on Sept. 15. The commission will have its second semi-annual briefing with City Council's Urban Development and Planning Committee in September. Also, the commission will host its annual site tour in late September. This is an opportunity for the commission and staff to tour projects around the city that have recently been reviewed and are now nearing completion.

In July the commission began recruiting for a new member to fill an open seat this fall. Qualified design professionals interested in applying should review the notice and must respond with a letter and resume by Sept. 9. Interviews will be scheduled for late September and the Mayor will appoint a new commissioner later this fall. Additionally, the commission has been interviewing for its latest participant in the joint Mayor/YMCA "Get Engaged" program.

Design Commission meetings are open to the public and are generally held the first and third Thursday of each month in the Boards and Commissions Room in City Hall. For more information on Design Commission activities, contact:

Layne Cubell, Design Commission Senior Staff
(206) 233-7911, layne.cubell@seattle.gov

Visit the Seattle Design Commission online, currently at:

**[www.seattle.gov/
dpd/citydesign/
projectreview/sdc](http://www.seattle.gov/dpd/citydesign/projectreview/sdc)**

Stay tuned for our future home to be live soon at:

**[www.seattle.gov/
designcommission](http://www.seattle.gov/designcommission)**

Neighborhood Business District Inventory Underway



Planners recently began gathering information in business districts throughout Seattle as a continuing step to implementing the Mayor's Neighborhood Business District Strategy, currently under

review by the City Council's Urban Development and Planning Committee.

DPD is examining all neighborhood commercial areas to see if zoning regulations can be strengthened to reinforce or establish the role of these areas as pedestrian-oriented retail areas. This would be done by mapping such areas as "Pedestrian Designated" as part of the commercial zoning. The Pedestrian Designation would require retail or similar pedestrian-oriented uses at street level; apply pedestrian-oriented development standards; and would prohibit automo-

bile-oriented uses. A broader range of uses in commercial zones, including housing, would be allowed at street level outside of a Pedestrian Designation.

The inventory process is the first step in determining where a pedestrian designation would be located. DPD is looking at approximately 60 neighborhood commercial zones throughout the city. Information being gathered in these areas includes:

- number and type of businesses
- location of landmarks and gateways
- quality of the pedestrian environment
- photographs of street level along arterials

This information will be presented at one or more public meetings, where participants can provide feedback and help shape the zoning recommendations that will guide the future development of their neighborhood business district.

For more information about the inventory process, or to join the mailing list for notification of future public hearings, please contact:

Katie Sheehy, DPD Planner
(206)684-4625, katie.sheehy@seattle.gov

Mayor Seeks Code Relief for Doggie Day Care

Changes would support this growing service for dog owners

Mayor Greg Nickels has asked DPD staff to write new guidelines for operating doggie day care centers in neighborhood business districts.

"Seattle is a very dog-friendly town, and people like for their dogs to be cared for while they're at work," Nickels said. "We just need to find the right balance between the dog day cares and the needs of residents and other businesses."

Mayor Nickels has asked DPD for a review of land use regulations that affect doggie day cares. He also asked for new rules that directly address the needs and potential impacts of dog day care, including mitigation measures for issues such as noise and odor.

Currently, the Land Use Code does not specifically address doggie day care. If the dogs are allowed outside the building, the dog day cares are considered to be kennels. Kennels are allowed in most industrial areas and

some commercial districts, but not most neighborhood business districts. If the pets are kept indoors, they are considered pet grooming services or animal health services, which are allowed in all commercial and industrial areas.

Proposed legislation is anticipated to be ready in the fall for review by the City Council.

For more information, please contact:

Katie Sheehy, DPD Planner
(206)684-4625, katie.sheehy@seattle.gov



The July 2005 issue of dpdINFO featured a case study on Park 90-5 Buildings A and C, which were sustainably revitalized by the City and now house several specialized Seattle Police Department functions. This month we highlight a green future for the health care sector.

Greening the Health Care Sector

“Creating high performance healing environments”

Photo Credit: David Allee



Patrick H. Dollard Discover Health Center, Harris, New York
Designed using the Green Guide for Health Care version 1.0
Guenther 5 Architects, LEED™ 2.0 Certified,
Winner 2004 ASHE Vista Sustainable Design Award

“As the first quantifiable sustainable design tool for hospitals, the Green Guide for Health Care provides the framework for the health care industry to fulfill its commitment to ‘first do no harm.’”

Robin Guenther, AIA, Principal,
Guenther 5 Architects & Co-
Coordinator Green Guide for Health
Care Steering Committee

If you can imagine hospitals that serve locally produced organic food, enhance healing by providing patients with views of nature, and attract and retain staff with healthier work environments—you will be pleased to learn that leaders in the health care industry are making this vision a reality.

The Green Guide for Health Care (GGHC) is a new high-performance and healthy-building initiative developed specifically for health care institutions and facilities. The initiative began in 2002 with a declaration of principles, the “Green Healthcare Construction Guidance Statement,” published by the American Society of Healthcare Engineering. The statement presents three principles of building design and construction that emphasize a health-based approach to reflect the mission of the health care sector:

- 1) Protecting the immediate health of building occupants.
- 2) Protecting the health of the surrounding community.
- 3) Protecting the health of the global community and natural resources.

Background

As green building gained traction in the marketplace in 2003, the Center for Maximum Potential Building Systems convened a diverse group of health care professionals to begin development of the Green Guide for Health Care. The initiative was sponsored by Hospitals for a Healthy Environment, the New York State Energy Research and Development Authority, and the Merck Family Fund. The GGHC Steering Committee worked closely with the US Green Building Council, and by agreement the guide borrows the credit numbering scheme and structure of LEED™ (Leadership in Energy and Environmental Design)—with some modifications that specifically address the challenges of health care facilities. The GGHC uses a science-based approach and also draws from the Australian Green Star rating system, the US Environmental Protection Agency’s Energy Star program, and the International Organization for Standardization (ISO) 14001 Environmental Performance System.

The GGHC uses the credit elements of LEED™, including: Intent; Credit Goals; Documentation; Reference Standards; Potential Technologies and Strategies; and References. There is one additional credit element called “Health Issues” that reflects the mission of the health care sector to protect and enhance health. As an example, the Health Issues related to the sustainable site credit for development density states: “Siting decisions for hospitals and related health care facilities reflect regional health care needs, often

see **green health** on page 8

green health, *cont. from page 7*

requiring a rural site selection to keep pace with development patterns. Locating new facilities where development exists minimizes sprawl and the resulting unhealthy air quality and sedentary lifestyle indicators associated with auto-dependence and transportation-related air pollution. Several studies show that increased sprawl correlates with obesity and high blood pressure.”

The GGHC also integrates design and construction with operation and maintenance to acknowledge the importance of maintaining the health and performance profile of health care facilities. The system encourages design teams to consider operations and maintenance protocols during programming and to collaborate with facility staff throughout design development. The guide offers 96 credits related to design and construction, and 72 credits related to operations and maintenance.

The design and construction component consists of the same categories as LEED™ with one additional category called “Integrated Design.” The operations component is made up of credits in the following categories: Integrated Operations; Transportation Operations; Energy Efficiency; Water Conservation; Chemical Management; Waste Management; Environmental Services; Environmentally Preferable Purchasing; and Innovation in Operation. The system reflects the most current understanding of a broad range of issues. For example, an exciting series of credits deals with the health implications of the food we eat. Three credits focus on food and encourage health care facilities to purchase organic foods; meat, poultry and fish raised without antibiotics; and locally grown and produced products.

More examples of best practices in the GGHC:

- Incorporating indoor healing gardens, outdoor walking spaces, staff break rooms with views.
- Using innovative technologies that address health

care’s significant energy and water consumption.

- Eliminating materials that contain or produce persistent, bioaccumulative, toxic (PBT) chemicals.
- Implementing green housekeeping and landscaping protocols.

The GGHC is in a pilot phase, with more than 50 currently registered projects representing well over 7.3 million square feet, and more projects being accepted for the pilot. If you are interested in participating in the pilot, or learning more about the GGHC visit www.gghc.org. The GGHC is free to download; registration on the website allows you to receive regular updates and newsletters.

For More Info

Learn more about DPD’s role in green building at www.seattle.gov/dpd/sustainability or contact:

Lynne Barker
DPD Sustainable Development Planner
(206) 684-0806
lynne.barker@seattle.gov

Mark Your Calendars!

CleanMed 2006
April 19-20
Westin Hotel, Seattle

CleanMed 2006, the 4th Health Care Conference on Environmentally Preferable Products and Green Buildings, is the premier national conference for environmental leaders in the health care industry. Be sure to join us at this exciting event next spring!

For more information visit www.cleanmed.org/2006

2005 BEST Awards Spotlight Sustainable Building Projects and Practices

From the “Sensible House” and Seattle Biomedical Research Institute Building to the Amgen and UW campuses, this year’s BEST (Businesses for an Environmentally Sustainable Tomorrow) Award winners include many

impressive—and sometimes innovative—sustainable building practices. The BEST Awards celebrate notable “green” achievements by organizations in the greater Seattle area.

A few of the award-winning sustainable building

features include:

- The “Sensible House” uses a 7,000-gallon rainwater cistern to supply water to toilets. Together with the drip irrigation system, drought-resistant landscaping, and low-flow fixtures and appliances, these features are expected to save 300 gallons of water per day, or use 75 percent less than the average four-person Seattle family.
- At the Seattle Biomedical Research Institute (SBRI), 85 percent of the construction waste was recycled, and salvaged wood was used for the construction of doors and doorframes in the first-level retail area.

see **best awards** on page 14

Upcoming Event

Envisioning Fully Sustainable Buildings: Using The Natural Step & LEED™

Sept. 29, 2005

11:30 a.m. – 3:30 p.m.

Seattle City Hall, Bertha Knight Landes Room
600 Fourth Ave.
Seattle, WA

This half-day interactive workshop is for experienced LEED™ (Leadership in Energy and Environmental Design) practitioners to understand how The Natural Step (TNS) framework can be a bridge to conceive fully sustainable building projects. Participants will learn how to use the framework as a visioning tool that complements the tactical strategies rewarded by the LEED™ Green Building Rating System™. Workshop components include:

- TNS fundamentals
- How to apply TNS in an eco-charrette visioning process
- Take-home tools for integrating TNS and LEED™
- Case study examples

An introductory overview will cover the scientific basis of TNS and essential concepts of TNS framework model of sustainability. Afterwards, participants will have a chance to use these concepts in an interactive eco-charrette to formulate fully sustainable buildings. Hand-out materials will allow design and construction industry professionals to extend their knowledge of TNS and LEED™ through application on their own projects.

Seminar leaders (members of the Oregon Natural Step Network Construction Industry Group) include:

- Duke Castle, Oregon Natural Step Network
- Scott Lewis, Brightworks Northwest
- Nathan Good, Architect

TNS is a framework for achieving sustainability. The conditions reflect the need to protect and restore the functions and diversity of nature. TNS offers an upstream approach—guiding organizations to “address problems at the source and turn them into opportunities for innovation.” TNS framework is grounded in natural science and serves as a guide for sustainable development. It encourages dialogue, consensus building, and systems thinking—key processes of organizational learning—and creates the conditions for profound change to occur.

To register visit www.liquidosity.com/cascadia/pages/NatStepLEEDSeattle.php. For more information contact:

Brandon Smith, Cascadia Region Green Building Council
(503) 228-5533, Brandon@cascadiagbc.org

or

Lynne Barker, DPD Sustainable Development Planner
(206) 684-0806, lynne.barker@seattle.gov

Case Study: The Natural Step and LEED™

The Henry condominium project located in Portland's Pearl District sold out in record time at higher than market prices during an economic downturn. Gerding/Edlen Development's business



strategy relies on LEED™ as a tool and The Natural Step as a framework for sustainability. Their projects feature innovative strategies such as reduction of PVC-based materials, a central chilled water plant to improve energy efficiency, eco-roofs and on-site renewable energy generation.

This event is sponsored by the Cascadia Chapter of USGBC, the Oregon Natural Step Network and the City of Seattle.



The Seattle Planning Commission is a volunteer citizens group that advises the City Council and the Mayor's office on planning issues in Seattle. The main focus of our activities relate to the Comprehensive Plan, the neighborhood plans, and the land use and zoning policies of the City of Seattle. In carrying out our advisory role, we also consider planning issues broadly related to the public interest. We are particularly interested in seeing that proposed changes to planning policy incorporate appropriate public review and comment processes.



On July 27, 2005, the Seattle Planning Commission offered the following views on the Mayor's Downtown Height and Density Zoning Change proposal to the Urban Design and Planning Committee of the Seattle City Council.

Growth Management

Downtown development in Seattle is driven by the broader regional economy and is impacted by state-wide growth management policies. Growth management policies support the densification of regional centers in order to control sprawl and efficiently utilize existing urban infrastructure. Seattle's downtown is, and will be, significantly affected by the growth of population and the economy of the Puget Sound region. Downtown zoning must respond to the needs of regional growth management.

We will see a new urban center develop in Seattle within the overall structure of the existing downtown. The fundamental issue is not whether the Center City will grow, but what kind of Center City we want to have in the future. Changes in zoning policy will allow us to create the kind of downtown we want.

Public Input

The current proposal to change downtown zoning has been under development for many years and has involved extensive public input and discussion. Originating with the Downtown Urban Core Planning Group and incorporating neighborhood planning of five central downtown neighborhoods, the current plan has strong community support.

In addition, there has been extensive research to explore the impacts of zoning changes on the city, including two studies completed in October 2004: "Effects of Proposed Height and Density Changes on Building Bulk in Seattle's Downtown Office Core" and

the "Seattle Urban Form Study" performed by Otak, Inc. This research made it clear that without some changes to current downtown zoning, the built bulk of downtown may become problematic in the future. Paying attention to the subtleties of bulk control will play an important part in the success of this proposal.

There has been much talk of creating a "Vancouver-like" urban core with "tall and skinny towers." The reality of urban development in Seattle is similar to every other major city in North America. The issue is to create a vibrant center city with abundant daylight and natural ventilation, while accommodating increased development. This can be achieved through enlightened development guided by planning policy that ensures livability. We are not talking so much about recreating Vancouver in Seattle, but we hope to draw upon their success in creating a livable city in the face of persistent urban development.

Commission's Recommendations

The commission supports the goals of the downtown density zoning proposal and believes that the changes to the code further the intent of Washington State's Growth Management Act and the City of Seattle Comprehensive Plan.

After reviewing the efforts of DPD and the Office of Housing, the commission submitted comments on the draft environmental impact statement (EIS) as well as participating in many stakeholders meetings on specific elements of the proposal. Based on this extensive review and analysis of the proposal, the commission supports the Mayor's May 20 recommendations for changes to downtown zoning. The commission finds that the proposal was based on thorough analysis and included an extensive and responsive public involvement process.

The commission strongly supports the following

see **planning commission** on page 11

south downtown, *cont. from page 1*

At its Sept. 15 meeting, the group will continue a dialogue with community representatives about zoning, in more detail, and ways to bring together the many interrelated planning issues. The public is encouraged to provide input on the project at an open house on Sept. 19 (see sidebar).

Following the advisory group process, DPD staff will develop preliminary recommendations by the end of 2005, then will evaluate and analyze recommended Land Use Code amendments and zoning changes that will be forwarded to the Mayor and City Council in 2006.

For more information about the Livable South Downtown planning project, contact:

Gordon Clowers, DPD Planner
(206) 684-8375, gordon.clowers@seattle.gov

or

Susan McLain, DPD Planner
(206) 684-0432, susan.mclain@seattle.gov

Join Us at an Open House

The public's involvement is an important part of this planning effort. Please come give us your input at a public open house:

Sept. 19, 2005

**International District/
Chinatown Community Center**

719 Eighth Ave. S

4:30p.m. - 7:00 p.m.

5:30 p.m. - short program presentations

At the open house, DPD staff will share results of the Livable South Downtown project's process to date, and the public will also have the opportunity to hear about other efforts important to the health and well-being of south downtown neighborhoods. A second public open house will be held following completion of the advisory group process, sometime this fall.

planning commission, *cont. from page 10*

provisions of the zoning changes:

1. Increase of height limits for residential uses.
2. Raising the density and height limits for commercial uses.
3. Eliminating the parking requirements for commercial uses.
4. Addressing bulk issues to allow thinner buildings.
5. Increasing opportunities and incentives for historic preservation.
6. Establishing a bonus for affordable housing in high rise residential towers.
7. Increasing potential use of bonuses for affordable housing.

The commission has some concern about the following provisions in the zoning changes:

1. LEED™ certification stipulation—as outlined in a May 6, 2005, letter to the Mayor. The commission did not question the merits of LEED™ but instead raised concerns about requiring it as a pre-condition to increasing height and density.
2. Discontinuation of the transfer of the development credits incentive program that allows for increased height for residential development in

the Denny Triangle in exchange for preserving rural lands in King County and contributing to neighborhood amenities.

While the commission believes that the LEED™ stipulation still has process issues to work through and the transfer of development credits needs to be reconsidered by the City, the commission strongly urges moving forward with this legislation. The downtown zoning proposal is an important step in shaping and managing growth in Seattle and in the region.

Center City

Finally, the commission has been involved in helping develop the Center City Seattle Strategy. The commission feels that there are many opportunities and things to be done—in addition to changing height and density regulations downtown—to create a vibrant and active Center City. The Downtown Height and Density Zoning Change proposal is just the beginning of a process of creating a livable downtown Seattle while enhancing and preserving Seattle's unique character. It's a good start, but there is much work to be done together.



An inside look at the latest technical code developments

Visit DPD's
Technical Codes website:

**WWW.
seattle.gov/
dpd/techcodes**

DPD Proposes Director's Rule on Wired Glass in Hazardous Locations

DPD is proposing a Director's Rule that limits the use of wired glass in locations where safety glazing is required. The rule would implement an emergency rule that took effect statewide on July 1, 2005.

DPD's proposed rule, like the Washington state rule, would eliminate the use of wired glass where safety glazing is required, unless it meets all impact standards.

Section 2406 of the 2003 International Building Code designates certain areas, such as sliding doors and panels adjacent to doors, as "hazardous locations" because of the increased risk of people falling through glass. Wired glass in hazardous locations is allowed by Section 2406.1.2 to meet a less-rigorous standard of the American National Standards Institute, while glass installed in hazardous locations is required to be safety glazing that meets a rigorous federal standard of the Consumer Product Safety Commission.

The new rule would eliminate the provision that allows wired glass to comply with the less-rigorous standard, subjecting it instead to the same requirements as other glazing products.

Comments may be submitted until Sept. 19, 2005, to:

Maureen Traxler, DPD Code Development Analyst Supervisor
(206) 233-3892, maureen.traxler@seattle.gov

Construction Code Advisory Board Seeks New Members

Be a part of the solution! If you are actively involved as a general contractor, an electrical contractor, a commercial building owner, or a member of the general public with a desire to represent the interests of your industry, you could be a perfect fit for Seattle's Construction Code Advisory Board (CCAB).

CCAB advises DPD on proposed amendments to the construction codes and Director's Rules. The board also serves as the advisory hearing body for appeals from DPD decisions. Applicants for building, mechanical or electrical permits may appeal DPD decisions to get a second opinion about the department's interpretation of codes. The CCAB meets on the first and third Thursdays of every month, although scheduled meetings may be canceled or added to accommodate the work as needed.

Four positions (as described previously) with three-year terms are available on the 13-member advisory board, comprised of private individuals representing construction-related professions and the general public. Board members are appointed by the Mayor and confirmed by the City Council.

Individuals wishing to serve the city through CCAB should submit a letter of interest and résumé or curriculum vitae for review and a recommendation to serve by Oct. 14, 2005. For more information and to submit your letter of interest and résumé or curriculum vitae via email, contact:

Vicki Baucom, DPD Code Development Analyst
(206) 233-2757, vicki.baucom@seattle.gov

2004 Seattle Energy Code Available Now



The 2004 Seattle Energy Code, which became effective July 6, is now available.

The Seattle Energy Code consists of the 2004 Washington State Energy Code plus Seattle amendments.

For a summary of the changes, see the Seattle Energy Code website at www.seattle.gov/dpd/energy.

You can view/buy both parts of the code from several sources:

- The 2004 Seattle Energy Code, including the 2004 Seattle Supplement, is available on the Seattle Energy Code website at www.seattle.gov/dpd/energy.
- The 2004 Washington State Energy Code can be downloaded from the Washington State Building Code Council website at www.sbcc.wa.gov—click on “State Building Codes,” then “2004 Washington State Energy Code” under Code Amendments effective July 1, 2005.

- Hard copies of the 2004 Washington State Energy Code and the 2004 Seattle Supplement are available for sale at the DPD Public Resource Center, (206) 684-8467, located on the 20th floor of the Seattle Municipal Tower at 700 Fifth Ave.

Additionally, updated versions of the following compliance forms are now available on the website and at DPD:

- Heating Equipment Sizing form
- Target UA Calculation form, Group R occupancy (residential)
- Target UA Calculation form, other than Group R occupancy (nonresidential)
- Lighting Summary form

For project questions related to the 2004 Seattle Energy Code, contact the DPD Energy/Mechanical Technical Backup at (206) 684-7846 (1:00-4:15 p.m.). For further information on the 2004 Seattle Energy Code update process, contact:

John Hogan, DPD Senior Energy Analyst
(206) 386-9145, john.hogan@seattle.gov

2005 Seattle Boiler and Pressure Vessel Code Adopted

After being reviewed and adopted by City Council, then signed by the Mayor, the 2005 edition of the Seattle Boiler and Pressure Vessel Code went into effect Aug. 24, 2005.

Changes to the code include the following:

- Frequently, contractors and property owners have asked for more information about some of the topics covered in the code, such as “Automatic Boilers” and “Monitored Boilers.” Descriptions were added to clarify code requirements.
- Exceptions to rules have been aligned with the paragraphs that they pertain to, and sections are better referenced from one paragraph to another.
- Paragraphs with numerous items have been rewritten in a “listed” format in keeping with the format used in the International Codes.
- Additional definitions have been added to make this newest edition of the code more user-friendly.
- Appendixes were removed due to copyright issues with the International Codes.

- Revisions were made elsewhere to coincide with changes made to the State of Washington Boiler and Pressure Vessel Code and other codes used statewide.

Copies of the code are available online at www.seattle.gov/dpd/boiler or from DPD Public Resource Center, (206) 684-8467, located on the 20th floor of the Seattle Municipal Tower at 700 Fifth Ave.

For more information, contact:

Larry Leet, Chief Pressure Systems Inspector
(206) 684-8459, larry.leet@seattle.gov



Mayor Cuts Fees for Earthquake Protection *Homeowners to get permit help for seismic upgrades*

Mayor Greg Nickels signed new legislation cutting permit costs by more than half for voluntary seismic upgrades to single family homes in Seattle.

The cut applies to voluntary retrofits that use the City's "prescriptive seismic plans." Developed by Seattle, the plans are used by numerous jurisdictions in the area to make it easier for homeowners to improve the strength and stability of their homes. With the new legislation, a permit will cost \$155, down from an average fee of \$360.

The prescriptive plans can be used for many wood-frame homes with reinforced foundations. They provide details for properly connecting homes to foundations and for increasing lateral strength below the first floor—often, the two easiest ways to improve seismic strength in residential structures.

The prescriptive plans also allow for quick per-

mit approval and preclude the need to hire an engineer. In many cases, homeowners are able to do the upgrade themselves.

The City has issued over 700 of these seismic upgrade permits since the program began in 1998, with an average fee of \$360.

"Reducing the fee to \$155 makes an easy process even easier," said Nickels. "I want to thank the City Council for joining me in this small but important step in our disaster preparedness."

For more information about the prescriptive seismic upgrade permits, contact the DPD Applicant Services Center, (206) 684-8850, or visit www.seattle.gov/dpd/retrofit/retrofit_permit.htm.



best awards, *cont. from page 8*

- Through a combination of integrated daylight/electric-light design strategies, energy-efficient luminaires, LED exit signs, and a sophisticated campus-wide lighting control system, Amgen is saving 1.4 million kilowatt-hours (\$78,000) per year.



SBRI Building

- Newly constructed Merrill Hall is one of six University of Washington building projects in various stages of LEED™ (Leadership in Energy and Environmental Design) green building certification. Six additional projects are under consideration for LEED™ certification. The full list of 2005 BEST Awards winners includes:
- **Waste Prevention and Recycling** – Granum, Inc. and Foster Pepper & Shefelman PLLC (co-winners)
- **Water Conservation** – University of Washington Consolidated Laundry
- **Energy Conservation** – Amgen Inc.

- **Stormwater Pollution Prevention** – Immaculate Window Cleaning
- **Sustainable Building** – Vulcan, Inc., Seattle Biomedical Research Institute (SBRI), CollinsWoerman and Lease Crutcher Lewis (co-winners for the SBRI Building)
- **Innovation** – Sunshine Construction ("Sensible House" project)
- **Environmental Leadership** (*the top award*) – University of Washington - Facilities Services with the Capital Projects Office

For more information on the winners' practices, visit www.resourceventure.org/rv/services/awards-and-rec/best/2005-winners/index.php.

The BEST Awards program partners include the Resource Venture, Greater Seattle Chamber of Commerce, Seattle Public Utilities, Seattle City Light, Puget Sound Energy, and area water utilities in the Saving Water Partnership.



Sunshine Construction's
"Sensible House"

Client Assistance Memos

UPDATED

- **CAM 232**, *How to Appeal the Granting, Conditioning or Denial of Shoreline Permits*, was updated with exact text from RCW 90.58.180 under the "Contents Required for an Appeal" section with a notice to consult the Washington State Legislature's website for updates.
- **CAM 238**, *Design Review: General Information, Application Instructions, and Submittal Requirements*, was revised to reflect zoning changes within the chart on pg. 2.
- **CAM 414**, *STFI Mechanical Permits for Commercial and Multifamily Residential*, was revised to clarify details on new vs. replacement unit heaters.

CAM updates are available online at www.seattle.gov/dpd/publications. Printed copies are available from the Public Resource Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8467.

Director's Rules

RESCINDED

The following Director's Rules relating to the Boiler and Pressure Vessel Code are no longer needed due to changes to the code and were rescinded effective Aug. 22, 2005:

- **DR 6-96**, *Duties and Responsibilities of Insuring Company Inspectors - Boiler and Pressure Vessel Inspection*
- **DR 31-96**, *Adoption of 1995 National Board of Boiler and Pressure Vessel Inspectors Inspection Code (ANSI NB-23)*
- **DR 12-97**, *Non-Metallic Piping Used in Compressed Air Systems*
- **DR 22-99**, *Adoption of ASME Boiler and Pressure Vessel Code Addenda*

DRAFT

- **DR 24-2005**, *Storage and Use of Hazardous Materials, Including Flammable And Combustible Liquids, in Freight Containers Outside of Buildings*, was available for review until 5 p.m. on Sept. 2, 2005. This is a joint ruling with the Seattle Fire Department (Administrative Rule 27.02.04). For more information, contact Vicki Baucom, vicki.baucom@seattle.gov or (206) 233-2757.
- **DR 25-2005**, *Use of Wired Glass in Hazardous Locations*, is available for review until 5 p.m. on Sept. 16, 2005. For more information, contact Maureen Traxler, maureen.traxler@seattle.gov or (206) 233-3892.
- **DR 26-2005**, *Housing Bonus for Additional Residential Floor Area in DOC 1, DOC 2, DMC 240/400, and DMC 340/400 Zones*, is available for review. This is a joint ruling with the Office of Housing. For more information, contact Dennis Meier, dennis.meier@seattle.gov or (206) 684-8270.
- **DR 27-2005**, *Standard Design for Energy Code Analysis for Nonresidential Buildings*, is available for review until 5 p.m. on Sept. 19, 2005. This rule will supersede DR 11-2002. For more information, contact John Hogan, john.hogan@seattle.gov or (206) 386-9145.

IMPORTANT: Notice of Draft Director's Rules comment periods is provided in dpdINFO as a courtesy to readers. Official legal notice regarding Director's Rules is published in the Daily Journal of Commerce. Land use rules are also published in DPD's **Land Use Information Bulletin** (formerly known as the General Mail Release or GMR). To view the bulletin online or to receive an email alert when it is posted online, visit www.seattle.gov/dpd/notices. To receive a printed version by mail, please contact Betty Galarosa, betty.galarosa@seattle.gov, (206) 684-8322.

Announcing a New Breed of Client Assistance Memos

As part of the interdepartmental permitting coordination effort, several City departments are now creating Client Assistance Memos on permit-related requirements and processes.

Seattle Public Utilities (SPU) was the first to produce these new CAMs. They are on a blue masthead and are available from the Public Resource Center, located on the 20th floor of the Seattle Municipal Tower, 700 Fifth Ave., and on our new CAM homepage at www.seattle.gov/dpd/cams. These CAMs have valuable information on topics we often send

customers to SPU to get, including:

- CAM 101 - *Drainage and Wastewater: Regulation of Development*
- CAM 201 - *Water Availability Certificate*
- CAM 202 - *Water Service Application*
- CAM 301 - *Solid Waste: Information for Developers*
- CAM 401 - *SPU Survey Requirements*

Be on the lookout for more CAMs from other departments—including Seattle City Light, the Seattle Department of Transportation, and the Department of Neighborhoods—in the near future.

HOW TO REACH US AT DPD

Permits

| | |
|---|--------------|
| General Applications (<i>Applicant Svcs Ctr</i>)..... | 206-684-8850 |
| Address Assignment..... | 684-8850 |
| Cashier..... | 386-9780 |
| Design Review Program..... | 233-3823 |
| Drainage & Sewer Review (<i>incl side sewer</i>)..... | 684-5362 |
| Land Use Reviewers (<i>see note below</i> *)..... | n/a* |
| Master Use Permits..... | 684-8467 |
| Plans Routing..... | 684-8169 |
| Over-the-Counter (OTC) Permits..... | 684-8464 |
| Plumbing & Gas Piping Permits..... | 684-5198 |
| Sign Permits..... | 684-8419 |

Inspections

| | |
|-----------------------------------|----------|
| Inspection Requests: General..... | 684-8900 |
| Inspectors: General..... | 684-8950 |
| Site/Erosion Control | 684-8860 |

Planning

| | |
|---------------------------------------|----------|
| CityDesign (urban design office)..... | 615-1349 |
| Comprehensive Planning | 233-0079 |
| Land Use Policy..... | 684-8880 |
| Seattle Design Commission..... | 615-1349 |
| Seattle Planning Commission..... | 684-0433 |

Administration

| | |
|------------------------------|----------|
| Office of the Director | 684-8899 |
| Community Relations..... | 233-3891 |
| Accounting | 684-4175 |

Code Violation Complaint Hotline

Construction, Housing & Land Use Complaints... 684-7899

Information

| | |
|---|----------|
| General Department Information..... | 684-8600 |
| Applicant Services Center (ASC) | 684-8850 |
| <i>Hours: M,W,F: 7:30am-5:30pm; Tu,Th: 10:30am-5:30pm</i> | |
| Code Compliance (<i>enforcement info</i>)..... | 615-0808 |
| Events & Classes..... | 684-8443 |
| GIS Maps & Services..... | 684-0965 |
| Licensing & Testing (<i>gas piping, steam eng, refriger</i>).... | 684-5174 |
| Media Relations..... | 233-3891 |
| Microfilm Library..... | 233-5180 |
| <i>Hours: M,W,Th,F: 9am-4:30pm; Tu: 10am-4:30pm</i> | |
| Property Owner/Tenant Assistance..... | 684-7899 |
| Public Resource Center (PRC) | 684-8467 |
| <i>Hours: M,W,Th,F: 8am-5pm; Tu: 10am-5pm</i> | |
| Publications..... | 684-8467 |
| Site Development..... | 684-8860 |
| Sustainable Building..... | 684-0806 |
| Tech Support: Building Code (<i>1-4:15pm</i>)..... | 684-4630 |
| Tech Support: Electrical Code (<i>see ASC hours</i>)..... | 684-5383 |
| Tech Support: Energy/Mech Code (<i>1-4:15pm</i>)..... | 684-7846 |
| Zoning Info (<i>general, not site-specific</i> *)..... | 684-8467 |
| Zoning Info (<i>site-specific Single Family</i> *, <i>1-4:15pm</i>).... | 684-8850 |

* Due to the complexity of Seattle's Land Use Code, all other types of information must be obtained in person at DPD's Applicant Services Center or online at www.seattle.gov/dpd/landuse.

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